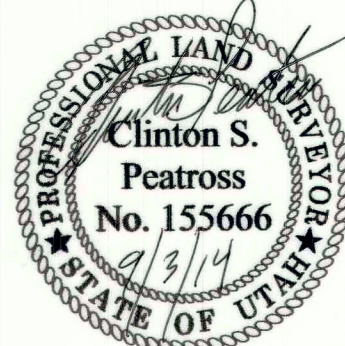


RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
AMENDING LOT 6 OF  
**LAKE POINTE RANCHES**  
DEVELOPED BY  
**MOUNTAINS WEST RANCHES**

P.O. BOX 981990  
PARK CITY, UT 84098

LOCATED IN THE SOUTH 1/2 OF SECTION 16  
TOWNSHIP 3 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc. that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land for the purpose of a Minor Subdivision:

**PROPERTY DESCRIPTION**

ACCORDING TO THAT CERTAIN TITLE REPORT PREPARED BY  
EXPRESS TITLE INSURANCE AGENCY, INC., COMMITMENT NUMBER: 08408  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 16: Lot 6,  
Lake Pointe Ranches Subdivision, as recorded in the office of the Duchesne County Recorder.

**SCHEDULE B - SECTION TWO EXCEPTIONS**

- The terms, covenants and provisions of that certain Right of Way Easement, executed by and between Edward Wisse And Elizabeth S. Wisse and Moon Lake Electric Association Inc., dated June 22, 1967, and recorded January 10, 1969, as Entry No. 148228, in Book A8 at Page 249 of Official Records of the Duchesne County Recorder.
- The terms, covenants and provisions of that certain Right of Way Easement, executed by and between Edward Wisse And Elizabeth Wisse and Mountain States Telephone And Telegraph Co., dated March 6, 1969, and recorded May 22, 1969, as Entry No. 149451, in Book A9 at Page 528 of Official Records of the Duchesne County Recorder.
- The terms, covenants and provisions of that certain Right of Way Grant, executed by and between Edward Wisse And Elizabeth Wisse and Koch Industries, Inc., dated July 3, 1974, and recorded August 2, 1974, as Entry No. 179588, in Book A36 at Page 418 of Official Records of the Duchesne County Recorder.
- The terms, covenants and provisions of that certain Easement, executed by and between Sharon Kathleen Magruder and Moon Lake Electric Association Inc., dated August 13, 2007, and recorded August 28, 2007, as Entry No. 398174, in Book A514 at Page 174 of Official Records of the Duchesne County Recorder.

**NARRATIVE**

PURPOSE OF SURVEY: Perform a boundary survey, subdivide and stake the lots, then prepare a Record of Survey and Minor Subdivision plat.

BASIS OF BEARING: Taken from the Elk Tracks @Golden Eagle subdivision plat on file in the Duchesne County Recorder's Office, and being North 0°14'44" East from the Southwest Corner to the Northwest Corner of Section 16, T3S, R5W, USB&M.

SURVEY FINDINGS: The East side of this property was surveyed by the U.S. Bureau of Reclamation in the 1960's to determine the boundary for Starvation Reservoir. Brass Cap monuments were set in concrete at the property corners, which I have found and accepted.

NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on the plat.

**OWNER'S CERTIFICATE**

Know all men by these presents: that TREN J. GRANT, the owner of the above described tract of land, has caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc.

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson Duchesne County Treasurer

**DUCESNE COUNTY PLANNING DEPARTMENT**

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

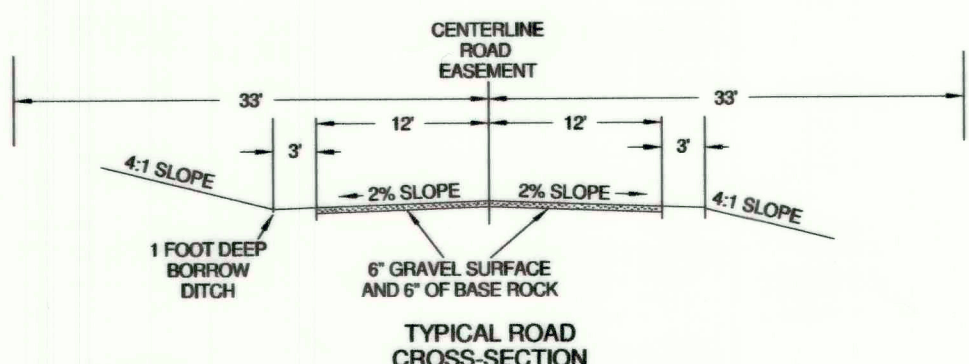
**DUCESNE COUNTY RECORDER**

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_ Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_ Carolyn Madsen Duchesne County Recorder

U.S.A. PROPERTY



PREPARED BY  
**PEATROSS LAND SURVEYS**

PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032  
CELL: (435)724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 9/3/14	DATE PLOTTED: _____
SHEET: 1 OF 1	FILE NAME: JT GRANT JOB# 1177	

County Surveyor File # 3146